

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION

Refer to: P/N #2006-6W-014

March 24, 2006

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

Waterfall Investment Group LLC
C/O Environmental Permitting Consultants, Inc.
P.O. Box 3744
Greenville, South Carolina 29608

for a permit to place fill in wetlands and unnamed tributaries adjacent to

Lake Keowee

at a location at the end of Keowee Church Road adjacent to Lake Keowee in Pickens County, South Carolina (Latitude 34.8532451, Longitude 82.8663092).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, APRIL 24, 2006

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of the construction of a golf course development on approximately 1,600 acres adjacent to Lake Keowee. The golf course construction will involve the piping of 4,932.6 linear feet (1.15 acres) and the armoring of 192.0 linear feet (0.044 acres) of perennial or intermittent stream channel to provide adequate grading for the course layout. Additionally, a total of 0.056 acres of wetland area will be filled to provide for the proposed golf course design and 0.004 acres of wetland will be impacted to place pilings for a cart crossing. To irrigate the golf course, the applicant is proposing to construct a 4.7 acre impoundment on an unnamed tributary of Lake Keowee. The dam for this lake will involve the placement of fill in 174 linear feet

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(0.046 acres) of the stream channel. A total of 1,639.4 linear feet (0.43 acres) of stream channel will be impounded by the construction of the lake.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to Water Quality Certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 1.686 acres of freshwater habitat upstream from estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The applicant has conducted a protected species habitat assessment which resulted in a finding that no Federally protected species were identified on the property. The applicant also developed a conceptual stream mitigation plan to compensate for the proposed stream impacts associated with the Cliffs at Keowee Springs Development.

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

March 24, 2006

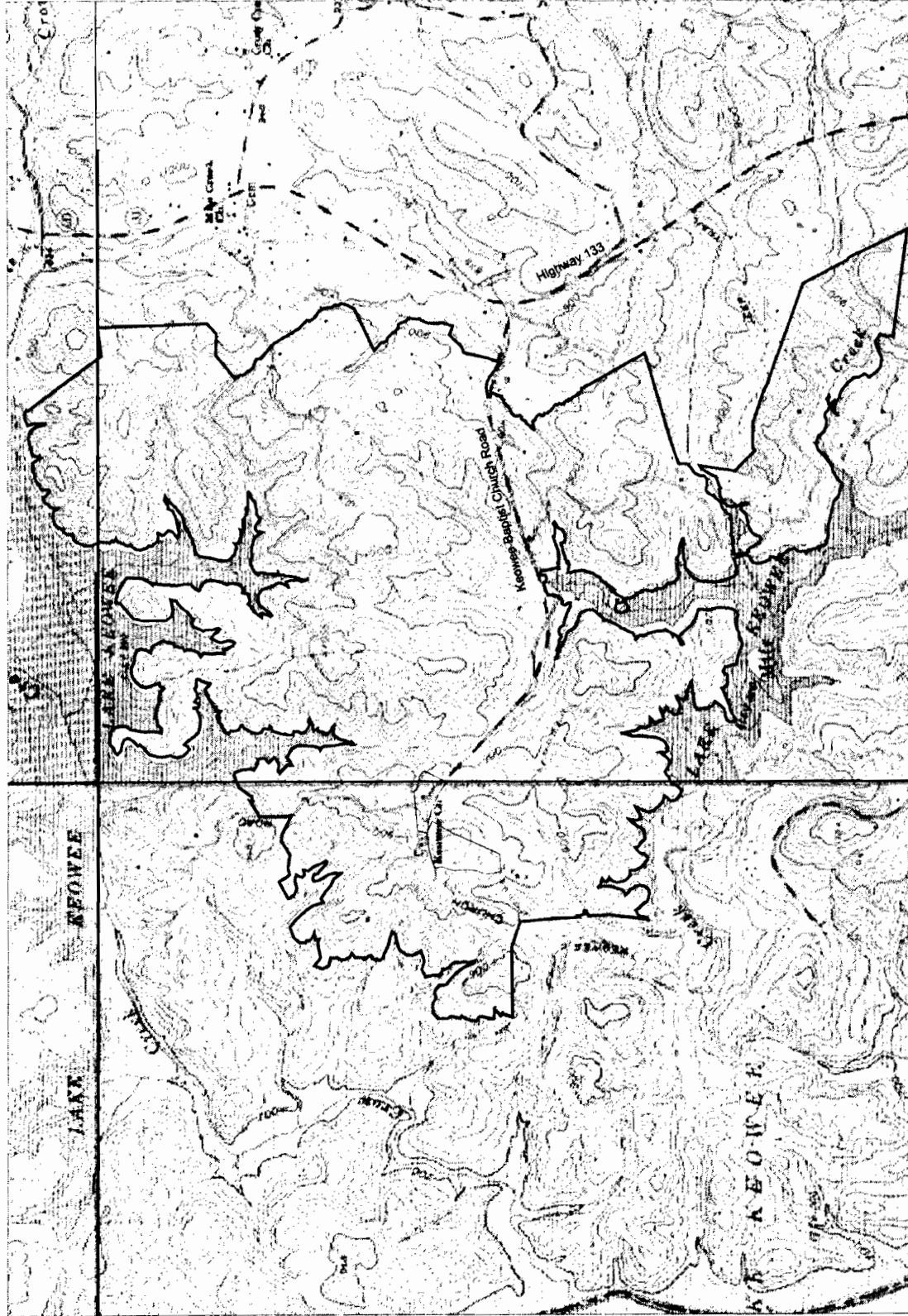
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.

A handwritten signature in black ink, appearing to read 'W. David Chamberlain', with a stylized, cursive script.

W. David Chamberlain
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



Source: USGS Topographic Map; Old Pickens, Six Mile
Pickens County, South Carolina

**ENVIRONMENTAL
PERMITTING
CONSULTANTS, INC.**

REVISIONS

NO.	DATE BY	COMMENTS

GRAPHIC SCALE



Post Office Box 3744
Greenville, SC 29608
Phone: (864) 271-3040
Fax: (864) 235-9299

DRAWN BY: KPG
DATE: 04/07/05
EPC PROJECT NO.: 05010

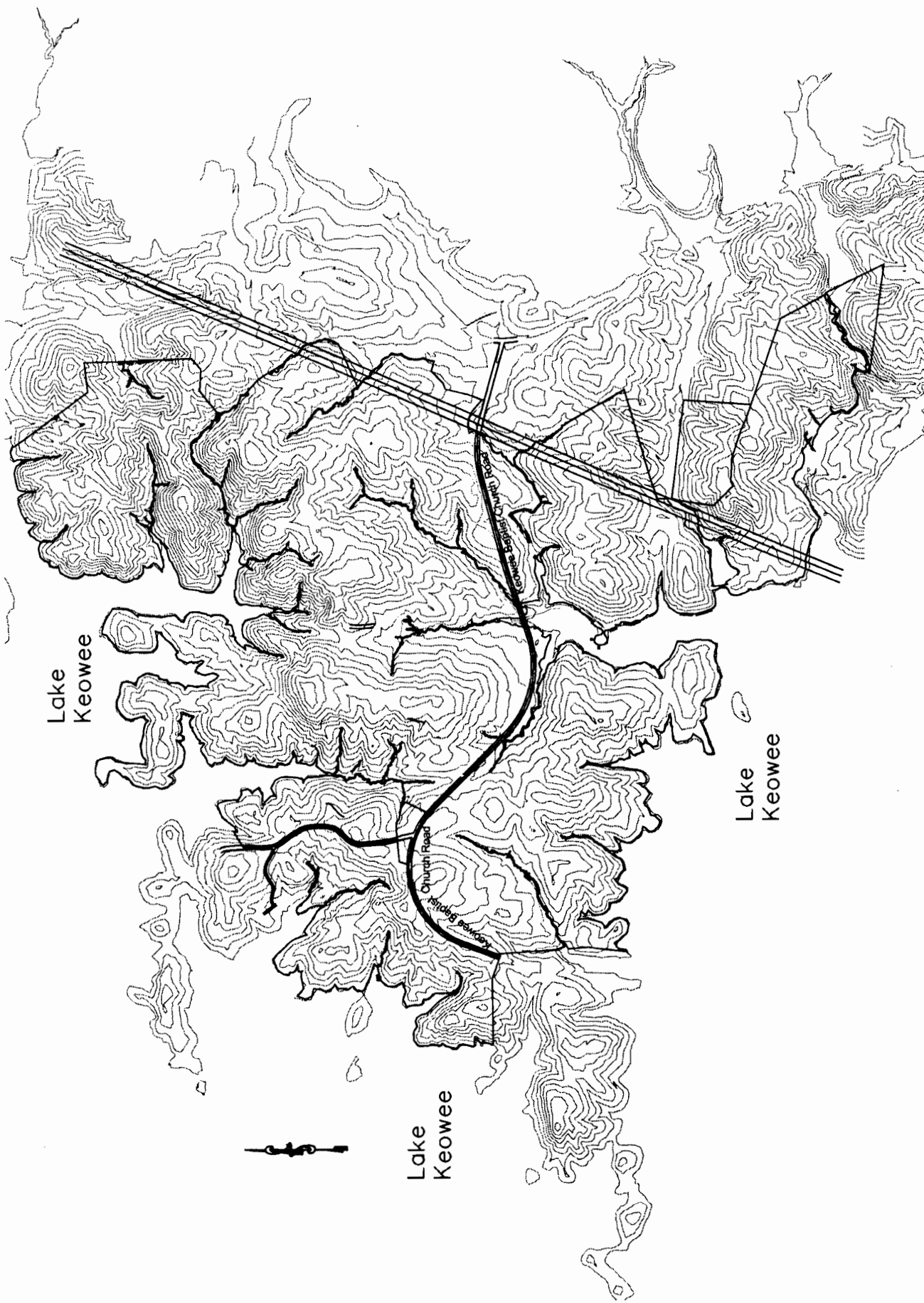
Vicinity Map
Cliffs at Keowee Springs
Waterfall Investment Group LLC
Pickens County

USACE P/N:

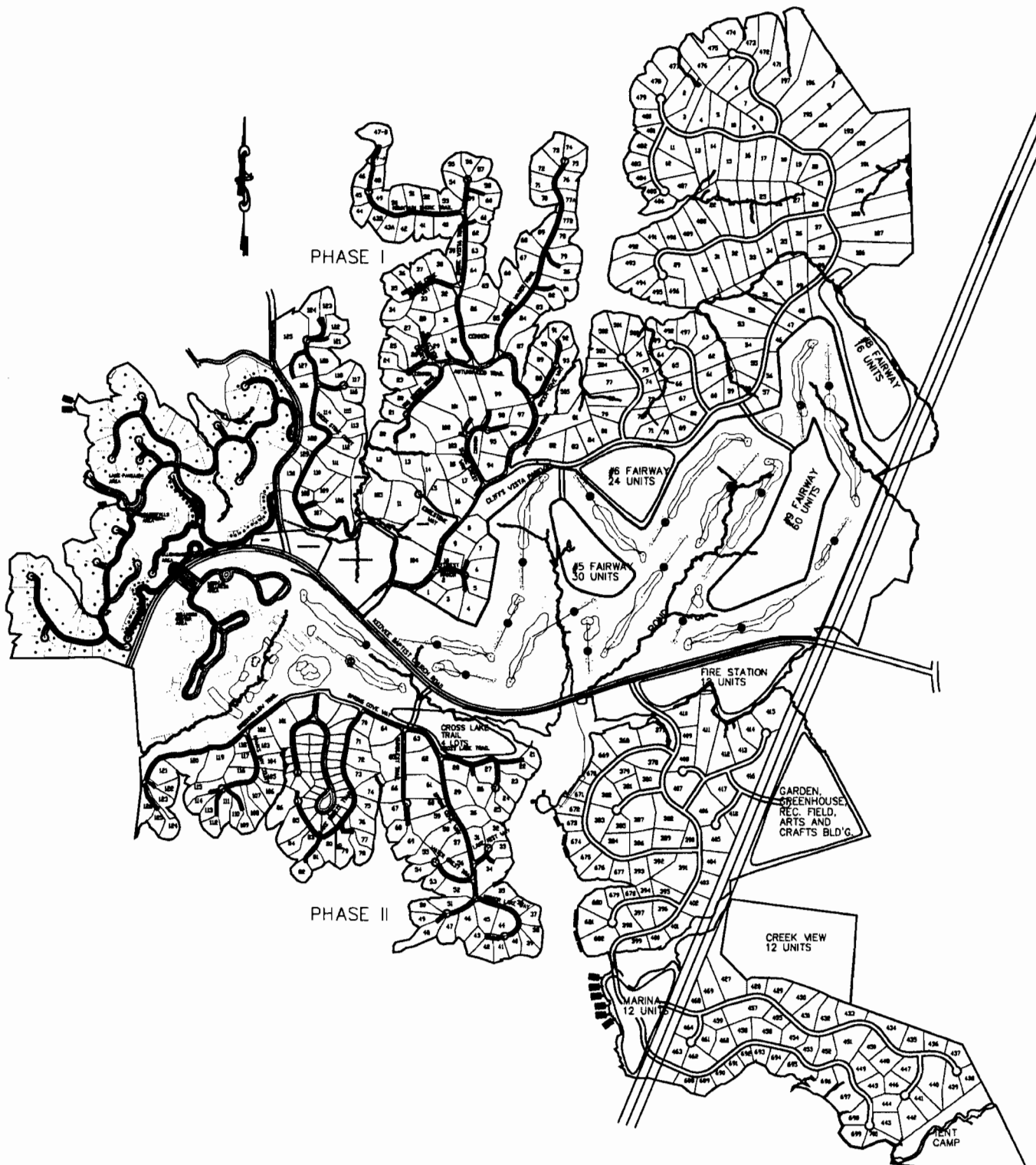
SHEET NO.

1 of 17

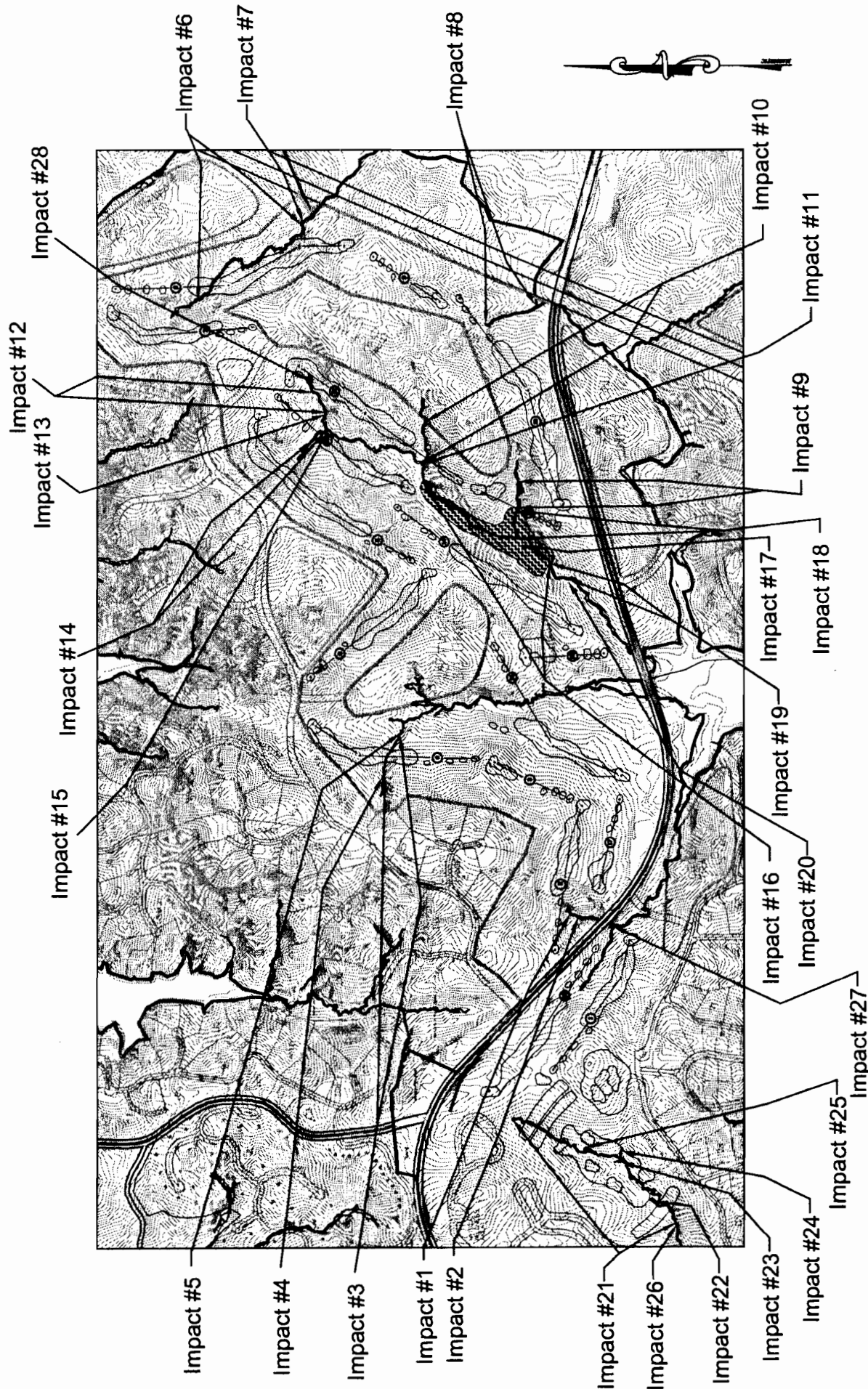
OF



ENVIRONMENTAL PERMITTING CONSULTANTS, INC. Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	GRAPHIC SCALE 1000 0 1000 2000 1 inch = 2000 feet	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE BY</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE BY	COMMENTS																Waters of the US Cliffs at Keowee Springs Waterfall Investment Group Pickens County	SHEET NO. 2 of 17 OF
	NO.	DATE BY	COMMENTS																			
DRAWN BY: KPG DATE: 1/4/2006 EPC PROJECT NO.: 05050	USACE P/I.N.:																					

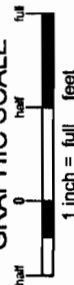


REVISIONS		
NO.	DRAWN BY	COMMENTS



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GRAPHIC SCALE



Post Office Box 3744
Greenville, SC 29608
Phone: (864) 271-3040
Fax: (864) 235-9299

DRAWN BY: Npg
DATE: 1/17/2008
EPC PROJECT NO.: 05050

REVISIONS

NO.	DATE	DESCRIPTION

IMPACT OVERVIEW

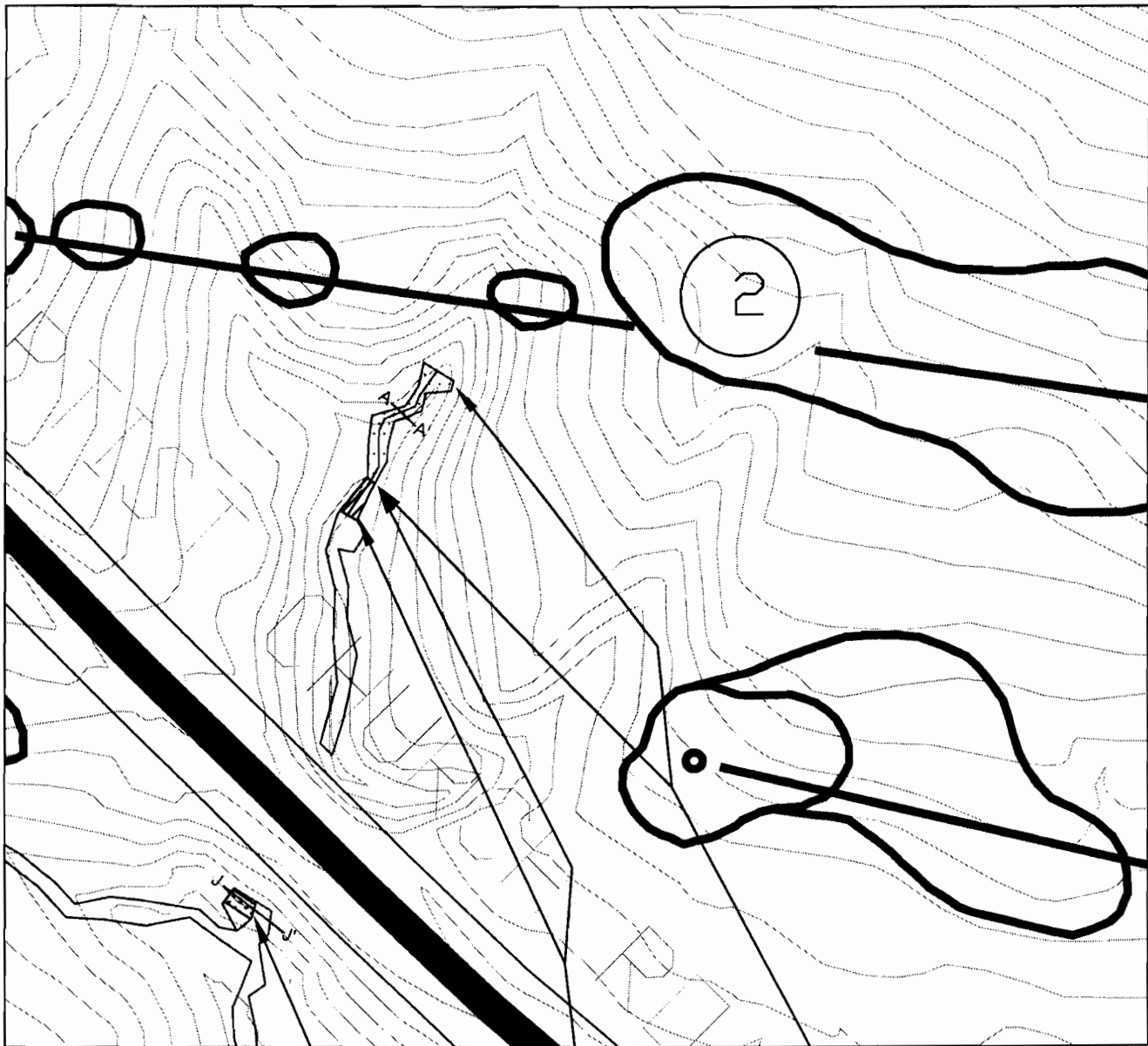
Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County

USACE P/I.N.:

SHEET NO.

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OF



IMPACT AREA #27
Wetland Fill
0.004 ac.

IMPACT AREA #2
Stream Armor
24 Lf.
0.005 ac.

IMPACT AREA #1
Stream Culvert
87.5 Lf.
0.022 ac.



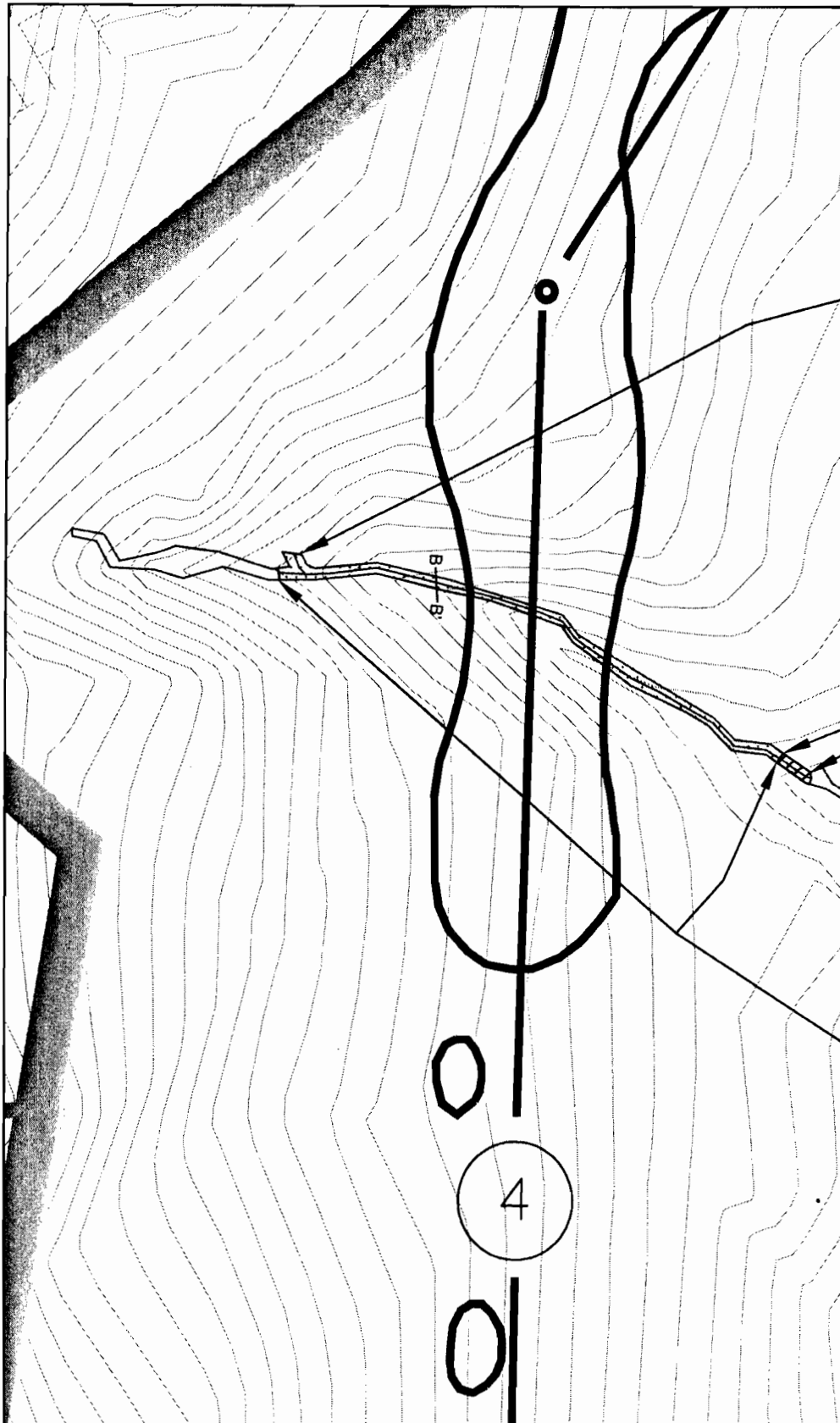
REVISIONS		
NO	DRAWN BY	COMMENTS

**ENVIRONMENTAL
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CONSULTANTS, INC.**

GRAPHIC SCALE	
50	100
1 inch = 100 feet	
Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	DRAWN BY: KPG DATE: 1/4/2006 EPC PROJECT NO.: 05050

IMPACT DETAIL HOLE #2
Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County
USACE P/N:

SHEET NO.
5 of 17
OF



IMPACT AREA #4
Stream Pipe
15.6 Lf.
0.001 ac.

IMPACT AREA #5
Stream Armor
24 Lf.
0.004 ac.

IMPACT AREA #3
Stream Pipe
355.3 Lf.
0.057 ac.

REVISIONS

NO	DRAWN BY	COMMENTS

**ENVIRONMENTAL
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GRAPHIC SCALE	
50	0 50 100
1 inch = 100 feet	
Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	DRAWN BY: KPG DATE: 1/04/2006 EPC PROJECT NO.: 05050

IMPACT DETAIL HOLE #4

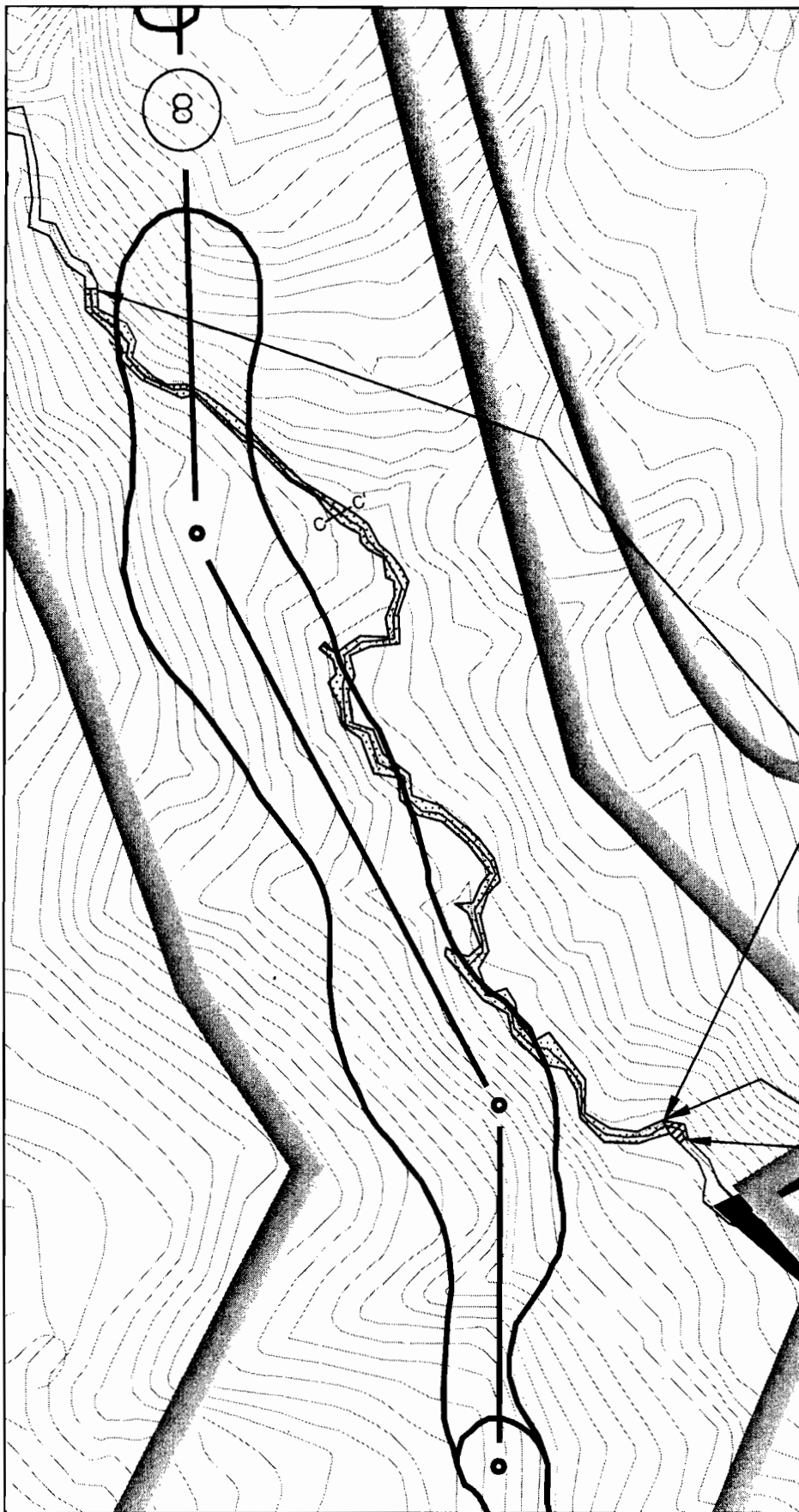
Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County

USACE P/N:

SHEET NO.

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OF



IMPACT AREA #6
Stream Pipe
1,189.3 Lf.
0.316 ac.

IMPACT AREA #7
Stream Armor
24 Lf.
0.006 ac.

REVISIONS		
NO.	DRAWN BY	COMMENTS

**ENVIRONMENTAL
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CONSULTANTS, INC.**

GRAPHIC SCALE	
75	150
1 inch = 150 feet	
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IMPACT DETAIL HOLE #8

Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County

USACE P/N:.

SHEET NO.

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OF



IMPACT AREA #8
 Stream Pipe
 420.1 Lf.
 0.093 ac.



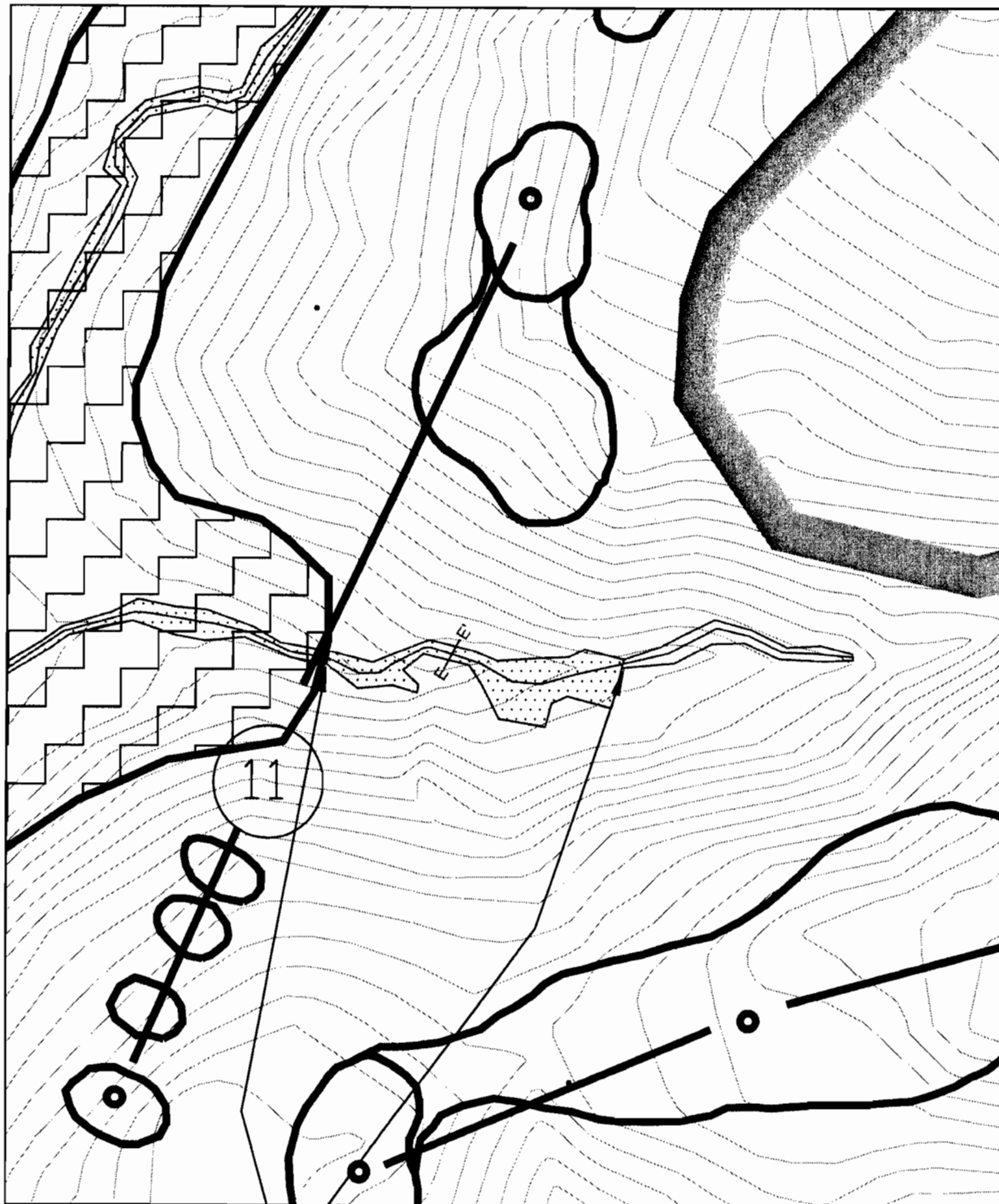
REVISIONS		
NO.	DRAWN BY	COMMENTS

**ENVIRONMENTAL
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GRAPHIC SCALE	
75	150
1 inch = 150 feet	
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IMPACT DETAIL HOLE #10
 Cliffs at Keowee Springs
 Waterfall Investment Group
 Pickens County
 USACE P/N: .

SHEET NO.
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 OF



IMPACT AREA #9
 Stream Pipe
 210.6 Lf.
 0.108 ac.

REVISIONS		
NO.	DRAWN BY:	COMMENTS

**ENVIRONMENTAL
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GRAPHIC SCALE	
50	100
1 inch = 100 feet	
Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	DRAWN BY: KPG DATE: 1/04/2006 EPC PROJECT NO.: 05050

IMPACT DETAIL HOLE #11
 Cliffs at Keowee Springs
 Waterfall Investment Group
 Pickens County
 USACE P/N:

SHEET NO.
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 OF

**IMPACT
AREA #14**
Stream Pipe
162.4 Lf.
0.037 ac.

**IMPACT
AREA #15**
Stream Armor
24 Lf.
0.006 ac.

**IMPACT
AREA #11**
Stream Armor
24 Lf.
0.006 ac.

IMPACT AREA #28
Wetland Fill
0.06 ac.

IMPACT AREA #12
Stream Pipe
201.4 Lf.
0.04 ac.

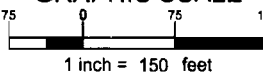
IMPACT AREA #13
Stream Armor
24 Lf.
0.004 ac.

IMPACT AREA #10
Stream Pipe
327.1 Lf.
0.067 ac.

REVISIONS

NO.	DRAWN BY:	COMMENTS

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GRAPHIC SCALE  1 inch = 150 feet	
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IMPACT DETAIL HOLE 12 & 13

Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County

USACE P/N:

SHEET NO.

10 of 17

OF

**IMPACT
AREA #16**
Stream Pipe
1,322.4 Lf.
0.35 ac.

**PROPOSED
IMPOUNDMENT**
4.7 ac.

**IMPACT
AREA #20**
Stream Armor
24 Lf.
0.007 ac.

IMPACT AREA #19
Stream Fill
174.4 Lf.
0.046 ac.

**IMPACT
AREA #18**
Stream Pipe
243.0 Lf.
0.06 ac.

**IMPACT
AREA #17**
Stream Pipe
74.0 Lf.
0.021 ac.

REVISIONS

NO.	DRAWN BY	COMMENTS

**ENVIRONMENTAL
PERMITTING
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GRAPHIC SCALE	
75	150
1 inch = 150 feet	
Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	DRAWN BY: KPG DATE: 01/04/2006 EPC PROJECT NO.: 05050

Impact Detail Impoundment
Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County

USACE P/N:

SHEET NO.

11 of 17

OF

**IMPACT
AREA #21**
Stream Pipe
1,750.5 Lf.
0.36 ac.

**IMPACT
AREA #25**
Stream Pipe
31.4 Lf.
0.009 ac.

**IMPACT
AREA #24**
Stream Pipe
60.9 Lf.
0.008 ac.

**IMPACT
AREA #23**
Stream Pipe
58.8 Lf.
0.01 ac.

**IMPACT
AREA #22**
Stream Pipe
61.7 Lf.
0.021 ac.

IMPACT AREA #26
Stream Armor
24 Lf.
0.006 ac.

REVISIONS

NO	DRAWN BY	COMMENTS

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CONSULTANTS, INC.**

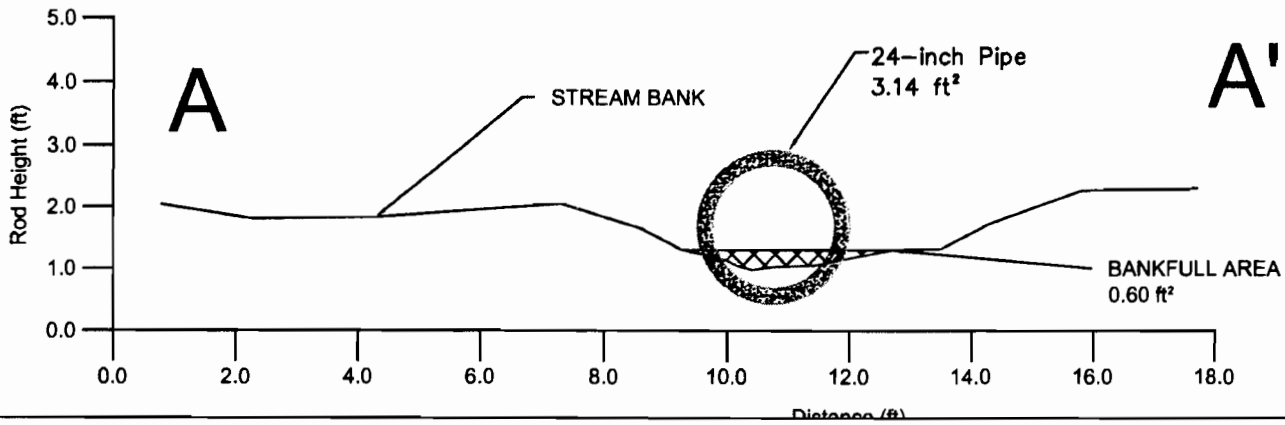
GRAPHIC SCALE
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1 inch = 150 feet

Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	DRAWN BY: KPG DATE: 01/04/2006 EPC PROJECT NO.: 05050
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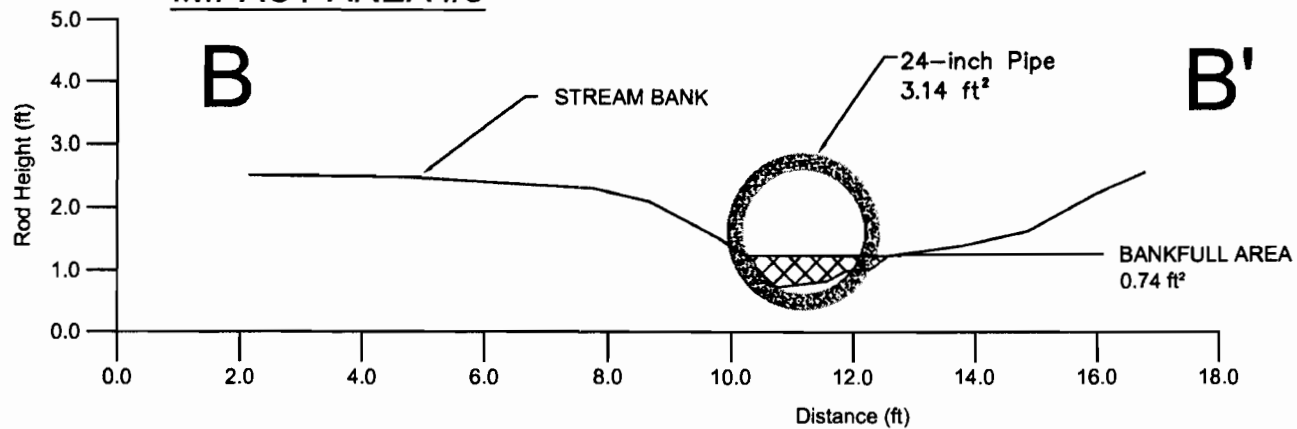
Impact Detail Practice Range
Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County
USACE P/N:

SHEET NO.
12 of 17
OF

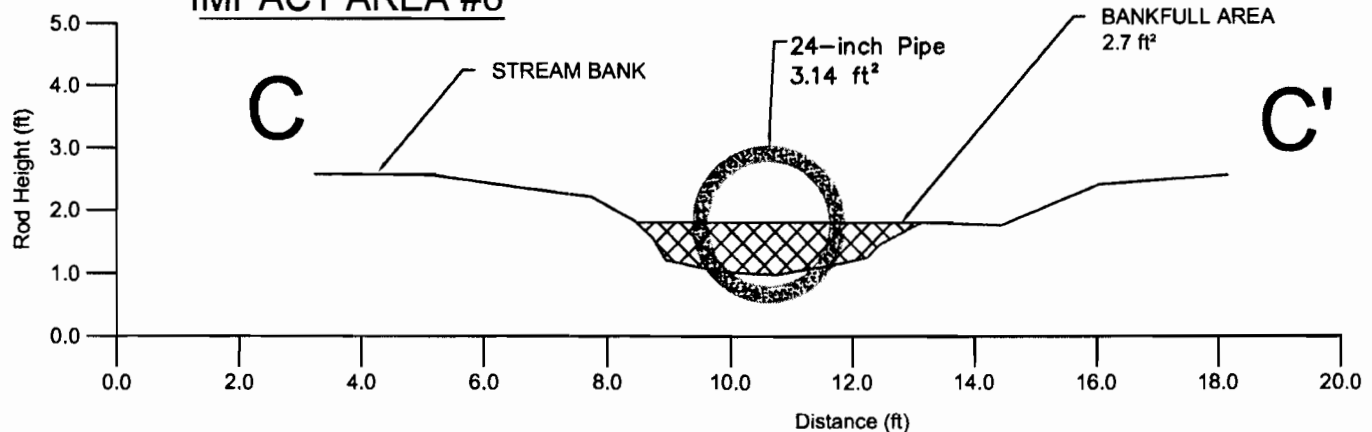
IMPACT AREA #1



IMPACT AREA #3



IMPACT AREA #6



REVISIONS

NO.	DRAWN BY	COMMENTS

**ENVIRONMENTAL
PERMITTING
CONSULTANTS, INC.**

GRAPHIC SCALE

 1 inch = feet

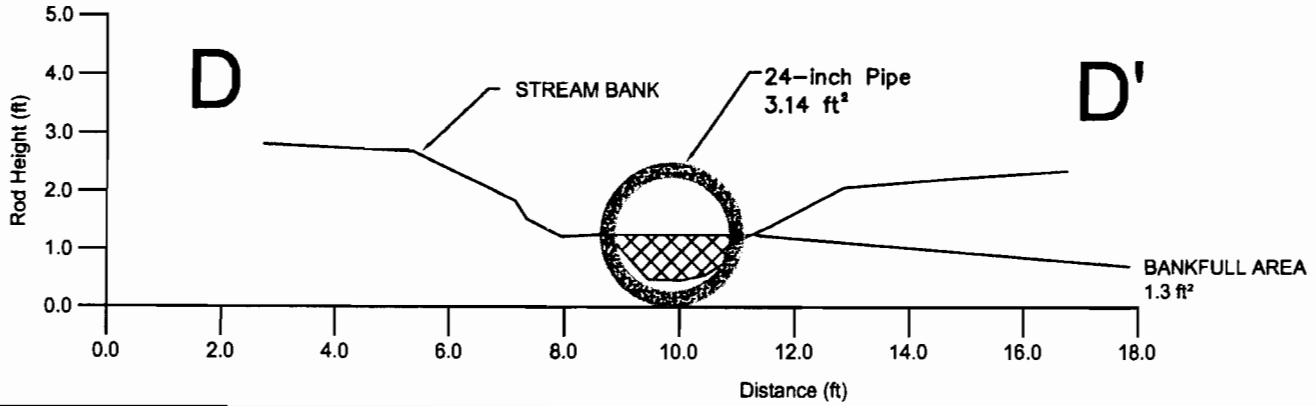
Post Office Box 3744
 Greenville, SC 29608
 Phone: (864) 271-3040
 Fax: (864) 235-9299

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 DATE: 1/04/2006
 EPC PROJECT NO.: 05050

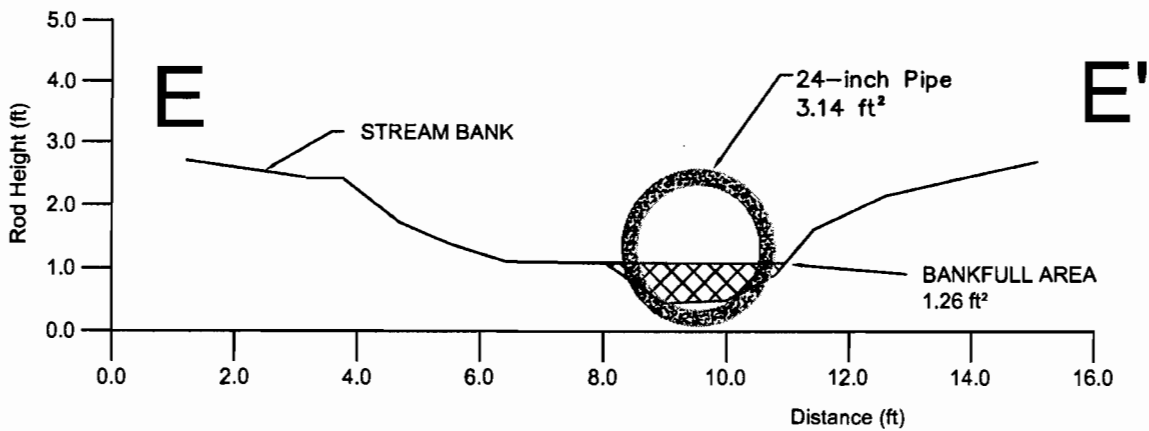
CROSS SECTIONS
 Cliffs at Keowee Springs
 Waterfall Investment Group
 Pickens County
 USACE P/N:

SHEET NO.
 13 of 17
 OF

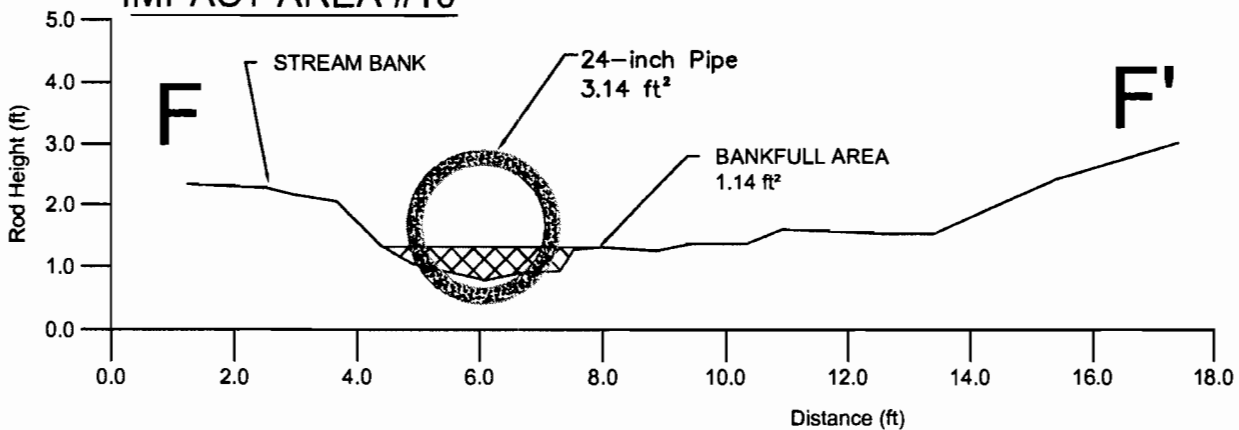
IMPACT AREA #8



IMPACT AREA #9



IMPACT AREA #10



REVISIONS

NO.	DRAWN BY	COMMENTS

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GRAPHIC SCALE

 1 inch = 1 foot
 As Shown

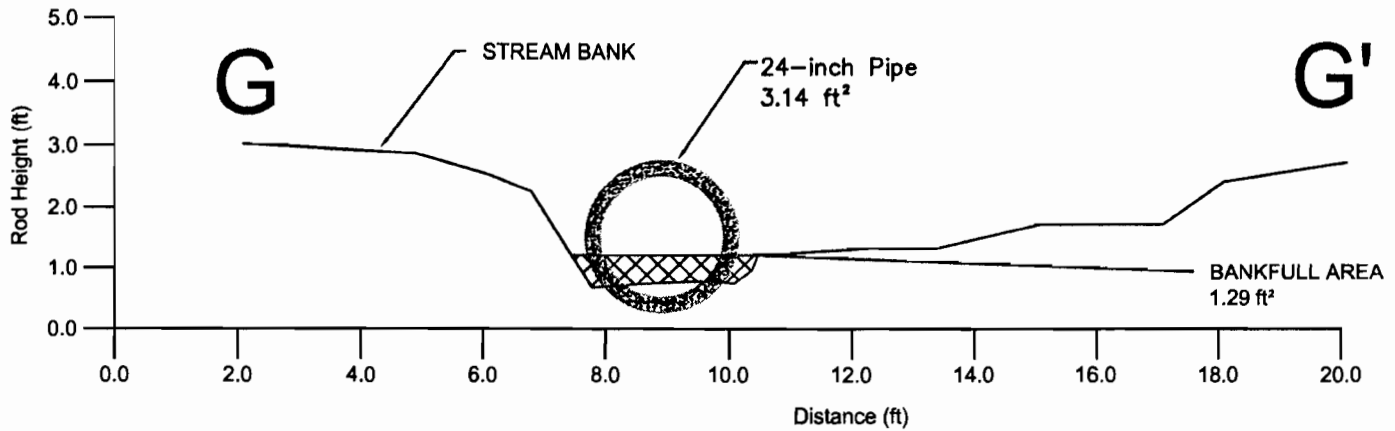
Post Office Box 3744
 Greenville, SC 29608
 Phone: (864) 271-3040
 Fax: (864) 235-9299

DRAWN BY: KPG
 DATE: 01/04/2006
 EPC PROJECT NO.: 05050

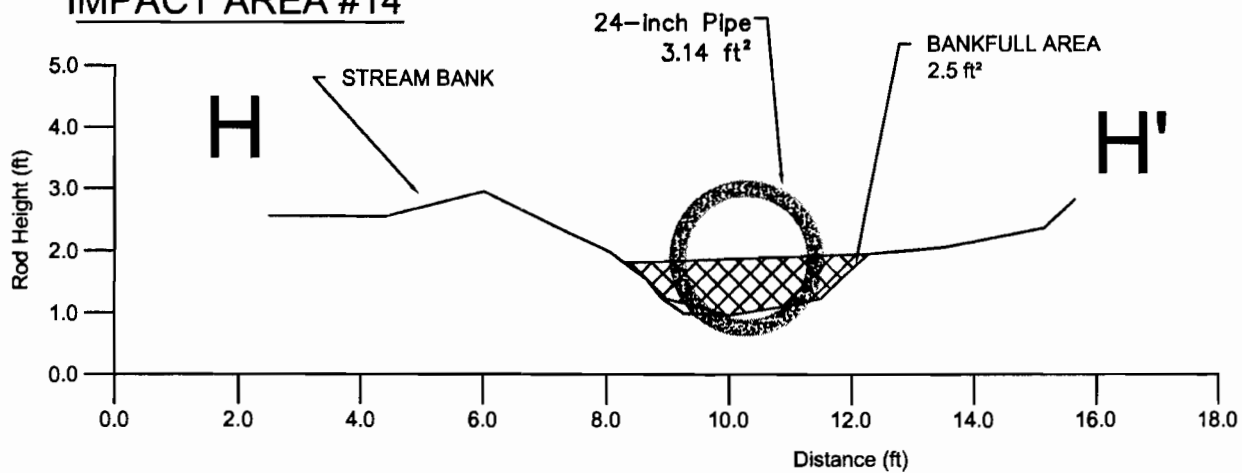
CROSS SECTIONS
 Cliffs at Keowee Springs
 Waterfall Investment Group
 Pickens County
 USACE P/N:

SHEET NO.
 14 of 17
 OF

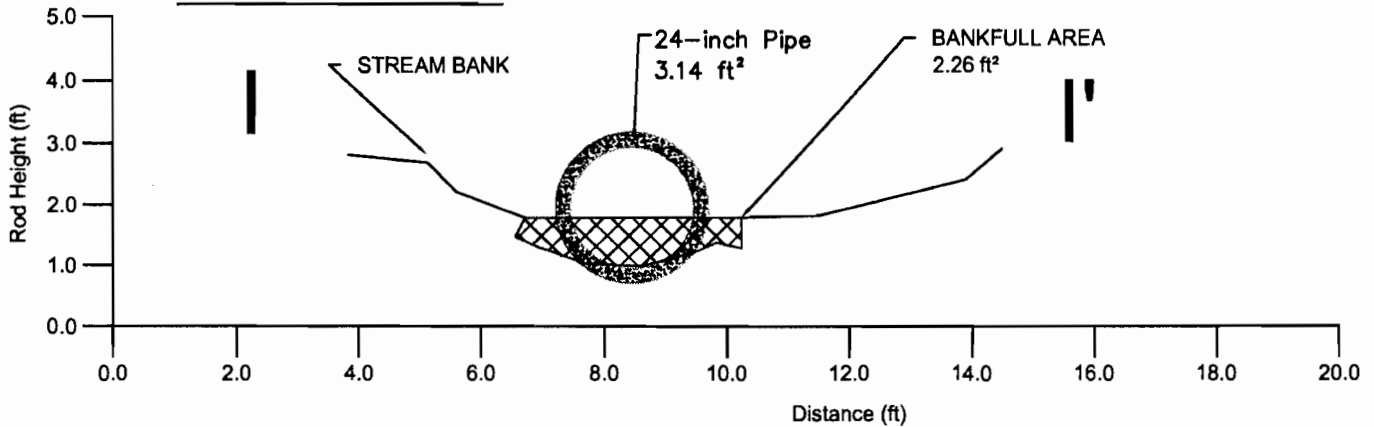
IMPACT AREA #12



IMPACT AREA #14



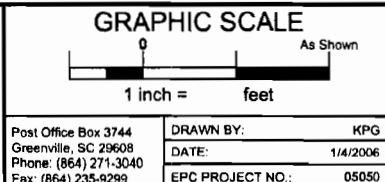
IMPACT AREA #21



REVISIONS

NO.	DRAWN BY	COMMENTS

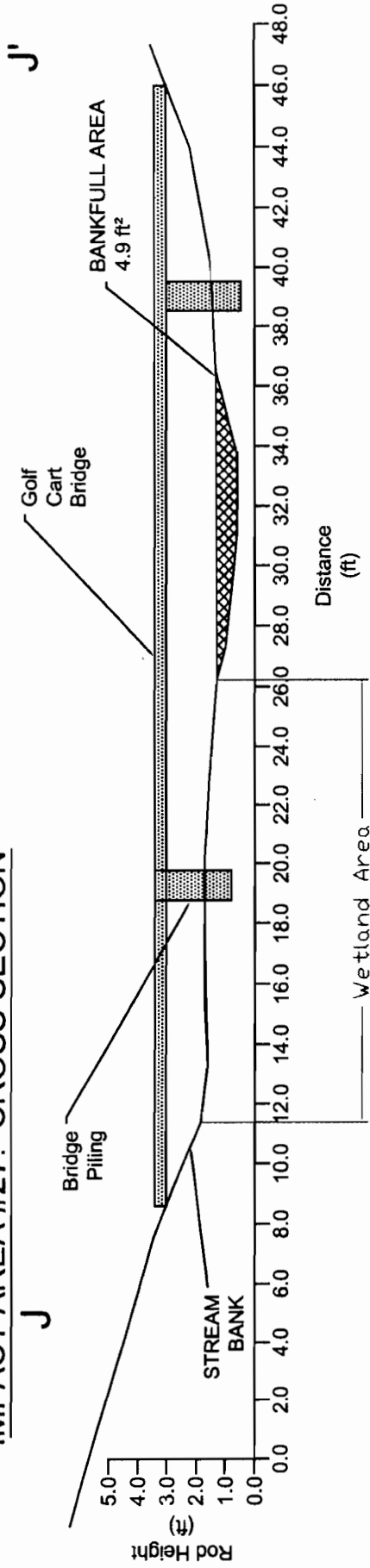
**ENVIRONMENTAL
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CONSULTANTS, INC.**



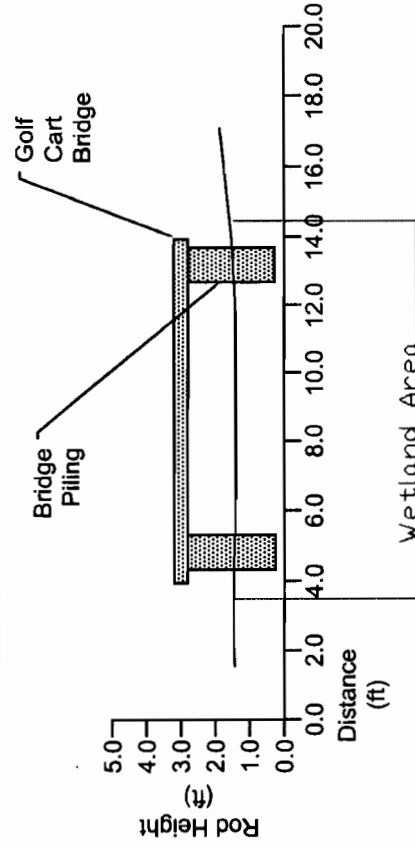
CROSS SECTIONS
Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County
USACE P/N:

SHEET NO.
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OF

IMPACT AREA #27: CROSS SECTION



IMPACT AREA #27: Bridge Side View



**ENVIRONMENTAL
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GRAPHIC SCALE



Plot Office Box 3744
Greenville, SC 29608
Phone: (864) 771-3040
Fax: (864) 235-9289

DRAWN BY: KPG
DATE: 01/04/2006
EPC PROJECT NO.: 050/50

REVISIONS

NO.	DATE	BY	COMMENTS

Bridges Cross Section

Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County

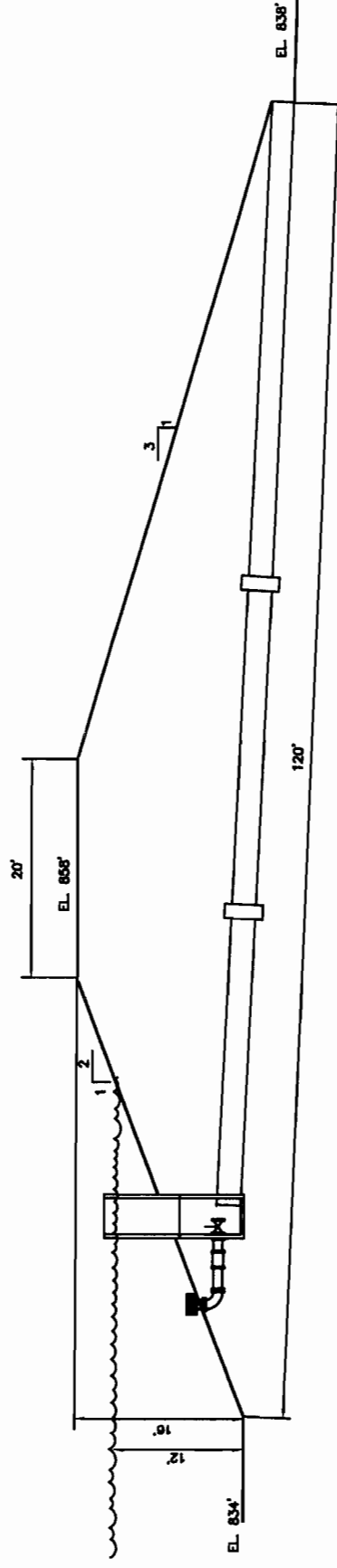
USACE P/N:

SHEET NO.

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OF

IMPACT AREA #19



SHEET NO.
17 of 17
OF

DAM CROSS SECTION
Cliffs at Keowee Springs
Waterfall Investment Group
Pickens County
USACE P/N:

REVISIONS	
NO.	DATE BY

GRAPHIC SCALE

1 inch = As Shown

Post Office Box 3744
Greenville, SC 29608
Phone: (864) 271-3040
Fax: (864) 235-9299

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DATE: 01/04/2006
EPC PROJECT NO.: 05050

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PERMITTING
CONSULTANTS, INC.**